

Chapter 19.410***Vehicle Fuel Stations*****19.410.010 Purpose**

The purpose of regulating vehicle fuel stations is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.410.020 Applicability and Permit Requirements

Vehicle fuel stations, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zone and Related Use and Development Provisions subject to the requirements contained in this Chapter.

19.410.030 Additional Findings Required

In addition to any findings required for the granting of a discretionary permit for a vehicle fuel station, the Approving or Appeal Authority shall be required to make the additional findings:

- A. That the vehicle fuel station will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
- B. That the vehicle fuel station will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic.
- C. That the vehicle fuel station will not create increased traffic hazards to pedestrians when located near a school, assemblies of people – non-entertainment or assemblies of people – entertainment.
- D. That the vehicle fuel station site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use.
- E. That the vehicle fuel station site is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping and other required improvements.

19.410.040 Site Location, Operation and Development Standards

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to vehicle fuel stations unless otherwise specified here.

- A. The gross land area shall be not less than one acre, with a minimum street frontage of 100 feet.
- B. Except as setbacks along arterial streets may require additional setbacks, all buildings, structures or improvements shall meet the following setbacks:

1. Vehicle fuel station buildings shall be located not closer than 30 feet from any property line.
 2. Ancillary buildings, including car wash buildings, shall be located no closer than 30 feet to any street right-of-way.
 3. Gasoline pumps or dispensers and canopies shall be located no closer than 20 feet from any property line.
 4. The setbacks specified in this subsection B may be used only for the following purposes:
 - a. Passage or temporary standing of automobiles
 - b. Landscaping
 - c. Light poles and standards
 5. A minimum 15-foot landscaped setback shall be provided adjacent to any public street, unless the prevailing setback along the same block face is greater than 15 feet, in which case the setback shall be no less than the average of the setbacks of existing buildings along the same block face.
 6. For any new vehicle fuel station that is designed such that the pump islands are located at the rear of the lot, generally not visible from a public right-of-way, and the fuel station building is located along the front setback or, in the case of a corner lot, along the two lot lines adjacent to the street right-of-way, encroachments up to 15 feet into the required 30-foot front yard setback may be permitted through the discretionary permit review process.
- C. Buildings shall not exceed a height of 35 feet, except as otherwise provided in Article V.
- D. When a vehicle fuel station adjoins any lot in a residential, mixed use, or Office (O) Zone, a minimum 6-foot-high masonry wall shall be erected and maintained along such property line; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
- E. Pump islands shall be oriented away from residential properties to the extent possible.
- F. Screening of pump islands is encouraged by locating on-site buildings along street frontages.
- G. Notwithstanding other provisions to the contrary, the following site operation standards shall apply to vehicle stations:
1. Operations outside the vehicle fuel station building shall be limited to the dispensing of gasoline, oil, air and water.
 2. All storage and display of merchandise and supplies must be conducted within the service station building.

3. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles being serviced for customers, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle may be parked on the premises and offered for sale.
4. Any tank or display provided for the incidental sale of propane or similar material shall be fully screened from view from any public right-of-way.

19.410.050 Other Applicable Regulations

When uses are combined the more restrictive standards of a subject use will apply.

- A. Vehicle repair activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle repair activities shall be conducted in accordance with the provisions of Chapter 19.420 (Vehicle Repair Facilities) of the Zoning Code.
- B. Vehicle wash facilities and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, vehicle wash facilities shall be conducted in accordance with the provisions of Chapter 19.425 (Vehicle Wash Facilities) of the Zoning Code.
- C. Drive-thru businesses and activities conducted on site, where permitted, shall be subject to conditions imposed through the discretionary permit review process. At a minimum, drive thru businesses shall be conducted in accordance with the provisions of Chapter 19.475 (Drive thru Businesses) of the Zoning Code.